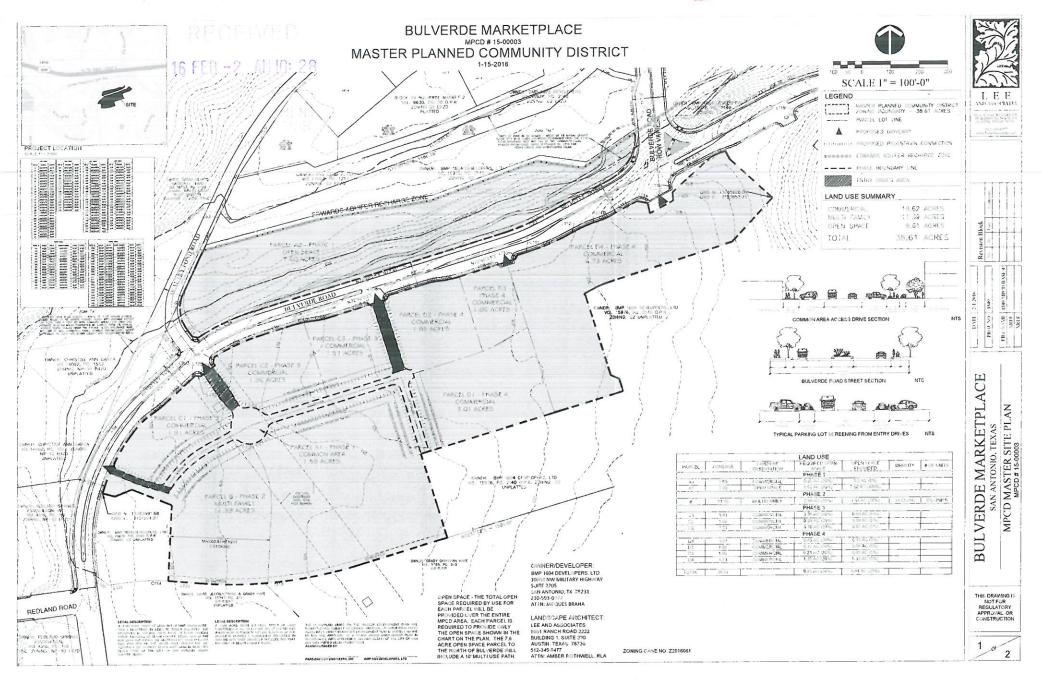
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BULVERDE MARKETPLACE MPCD # 15-00003

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DRAFT 1-25-16 for Review: Notes Included on Bulverde Marketplace

MPCD Master Site Plan

A. Purpose of Bulverde Markelplace Master Planned Community District

The purpose and intent of the Master Planned Community District (MPCD) zoning district is to develop a horizontally integrated mixed use project. The proposed MPCD will permit the development of a superior mixed use project compared to what can currently be developed under the existing zoning districts. The MPCD allows for the inclusion of customized site de elopment and building regulations tailored to the specific property and its surroundings. The MPCD Master Site Plan generally depicts the integration of the residential office and retail uses within the development. The MPCD Master Site Plan lays out the horizontal integration of uses and automobile and pedestrian access points to Bulverde Road. Autry Pond Common Area Access Drive, and surrounding single family and nonresidential development.

B. Coervie

The following is the International Connoil of Shopping Centers (ICSC) definition of a mixed-use development, which supports the horizontal integration of residential and nonresidential uses

"A mixed-use development is a real estate project with planned integration of some combination of retail, office residential holal recreation or other functions it is pedestion-oriented and contains elements of a live/work play en annualment. It maximizes space usage, has amenities and arc in a turil expression and terms to mitigate traffic as a spray "

Pla ed integration

- . Residential and office retail uses in close promity to one another throughout the mixed use development
- . Unique opportunity to develop a mixed use project to serve the existing established residential neighborhoods and create new residential within the development

Combination of uses

· Retail resigurant, office and residential

Pedestnan and sted

· Proposed access points to surrounding single family milighborhoods and nonresidential uses, as well as pedestrian connections between uses within the development

Live \ ink/play environmen

- . Creating the live ark play environment is essential to attract quality restaurants retail and office tenants
- . Connectionity for office retail tenant employees to live in nearby residences and walk or bit cle to nearby residential
- . Opportunity for surrounding single family homeowners and nonresidential tenants to walk or bicycle to retail

Amenities and a shifectural expression

. Proposed MPCD allows customized site development and building regulations for this aperatic property and its surroundings

Community Benefits

Provide community benefits including

- . Creating the line work play environment to attract quality office and retail tenants
- · Providing restaurant uses
- . Providing landscaping and building maintenance requirements Ihrough Property Conners Association
- . Providing high quality design and aesthetics
- . Creating a salkable, pedestrian-friendly environment

C.District Boundaries

The uses permitted and regulations set forth in the MPCD Master Site Plan apply to the development and use of the Property as identified on the MPCD Master Tite Plan

D Apply a ion of Development Standards

Except as expressly provided below, all development within the MPCD shall comply with

(a) The terms and provisions set forth herein and (b) to the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the City of San Antonio Unified

Development Code (the 'ULC') as of the effective date of the MPCD Ordinance. Without limiting the generality of the foregoing sentence, it is the intent here of that the terms and prostorous set forth herein shall govern in the event of any smallict between the terms and provisions set forth herein and any regulations in the UDC.

- a. Common Area Arcess Drive Parcel A1. The purpose of the Common Area Access Drive parcel is to provide pedestrian and vehicular access through the mixed-use development. The Common Area Access Drive parcel lines shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines, and can be modified without requiring an application for a major or minor revision to the MPCD Master Site Plan.
- b. Entry Drive Area. The purpose of the Entry Drive Areas on the MPCD Master Site Plan is to provide landscaping along parking spaces and/or drive isles as shown on the Entry Drive Area Section. The Entry Drive Areas shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines and can be modified without requiring an application for a major or minor revision to the MPCD Muster Site Plan.
- c. Height, building. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat seef, to the deckline of a manuard root; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

F. Lot and Building Dimensions Table

a.	The Lol	and B	ulding	Dime	nsions	Table	310-1	and	Rules	101	
5,0-1.4	9.1	eD,		16	79"		100	433			
1.41		21		15	45		84	45			
	CRES-HI.	(total)	(high)	(6.00)	Re-ELL			30,41			
274123	(4000)			NAME OF		milion.					
1000	Districtly.	TRAIT.	11.30	Fried	THE R		locu				

- Interpretation of Table 310-1 are deleted and replaced by the Lot and Building Dimensions Table and Rules for Interpretation in this Section
- b. The following is the applicable Lot and Building Dimensions Table for the property in the MPCD.
- i. MPCD Lot and Building Dimensions Table.
- II. Rules for Interpretation of MPCD Lot and Building Dimensions Table
 - 1 Side Setbacks and Rear Setbacks apply only to the setback area measured from a lot line which abu's a residential use or residential zoning district. The side setbacks or rear setbacks shall be eliminated where the use does not abut a single family residential use or single family residential zoning district or the two districts are separate by public right-of-way. The indicated setback visuld not apply if the subject property adjoins a residentially zoned property (single family or multifamily) which is parupied by an existing nonresidential use, such as a public or private school, church, park and or golf
 - 2. The maximum setback from the Common Area Access Dries Parcel A1 shall be measured from the centerline of the Common Area Access Drive Parcel A1, not from the parcel boundary line or platted tot boundary line.

III. Selbacks for Height Increases

- 1. With the exception of restrential uses located in single-family residential zoning districts, any portion of a structure in any zoning district may be erected to exceed the height limit eulablished in the MPCD Building and Lot Dimensions Table in Section F provided that such portion is located back from the side and rear Parcel lines or Lot lines one (1) fast for each two-foot of height in excess of the height limit prescribed in such section unless otherwise prescribed in subsections (2) and (1) below or through a specific use authorization and further provided the height does not exceed the limitations of the airport hazard zoning regulations. Distance credits shall be allowed for space or upied by structures of conforming height extending from the setback lines.
- 2 The maximum height of any portion of a commercial. office or multi-family zoning district located within fifty

(53) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height lost shall not apply where a printerly is zoned single-family residential but not used for residential purposes such as a church school park or golf course. The measurement of lifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection

3. For portions of a zoning district subject to the height limit of subsection (2) the maximum height limit may be exceeded through the specific use authorization ("S")

G.Residential Regulations Parcel B

- 1 Permitted Uses The uses listed as a permitted or specific use permit in the MF-33 zoning district in the Residential Use Matrix
- 2. Allowable Density Applies as Follows
- a. The maximum residential density shall be 33 divelling units per residential acre calculated using the gross acreage of Parcel B.
- b. The maximum number of dwelling units shall be 350, and
- c. The maximum number of residential buildings with dwelling units shall be seven (1).
 - 3 Units Building Interiors and Amenities
- a Elevators shall be primided for all residential buildings over 3 stories in height.
- b. Staircases shall not be visible from adjacent properties, the Common Area Assess Drive and any public right of way.
- c. Units and Building Interiors will be characterized as follows.
- i. Loft-style
- ii. High-end contemporary finishes
- iv Internal corridor access for all units
- d Private yards of fifteen feet (15') or less may be fenced with transparent decorative metal fences of no more than four feet
- e. Amenities will be characterized as follows:
- i. Resort-style pool
- ii. Passive recreation opportunities
- iii. Health club quality fitness equipment
- iv. Deg run
- f. Facades to incorporate the following design principles and
- i Contemporary look complementary with commercial architecture and style:
- ii Elevation design to emphanize and accentuate writicality of building facades
- iii Stone and masonry accents will generally run vertically little or
- iv. Colors will be designed in conjunction with building articulation to further enhance vertical segmentation of facades, and
- v. Building corners at key entry arrival points will be differential
- g. In the area shown on the MPCD Master Site Plan as the *150' area for three (3) story maximum residential buildings', all residential buildings within three hundred fifty (350) feet of the western boundary of Parcel B the maximum height for residential buildings with dwelling units shall be three (3) stories.

H.Commercial Regulations Parcels C-1, C-2, C-3, D-1 and D-2

- 1. Permitted Uses The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix.
- 2 Drivishrough facilities are prohibited except for one bank dime-through facility on Parcel D-2 in a building

greater than 15,000 square feet and located along the eastern facade of the building on Parcel D-2.

- 3. A Commercial Establishment is defined as a single tenant user, and does not define building size. The gross floor area of a single lenant user shall not exceed livenly thousand (20 00%) square feet. Office and hotel use can exceed Iwenty thousand (20,000) square feet.
- 4. Commercial buildings shall have required articulation every (wenty-five feet (25') consisting of one or more of the foll: ina
- a. Canopies, awnings, or portions
- b Wall recesses projections
- d. Arches
- e. Display windows
- 1 Architectural details
- g. Articulated ground floor levels or base
- h. Articulated cornice line
- i. Integrated planters or wing walls that incorporate landscape and
- i. Offsets, re-sals or projecting rib used to express architectural or structural bays
- k. Varied roof heights
 - 5. Commercial buildings shall not be langer than three bundred fits feet (350) willout an unconnected physical separation of at least fifteen feet (15') between buildings
 - 6. Commercial buildings shall have a minimum of fifty percent (50%) of building facade that faces the Common Area Access Drive which will include windows and/or storefronts with a minimum height of ten feet (10, that allow were of ireloor space or product display areas.

Commercial Regulations Parcels D-3 and D-4

1, Permitted Uses - The uses listed as a permitted or specific use permit in the 2-3 zoning district in the Nonre didential Use Matrix.

J. Design and Streetscape for Parcels B. C-1, C-2, C-3, D-1 and D-2

- 1. The Common Area Access Drive shall be constructed as shown on the Common Area Access Drive Section except for the area shown as Main Entry Drive Area.
- 2. All buildings shall have at least one building entrance exit along each frontage facing the Common Area Access
- 3. All buildings shall have permitted accent materials compatible with the character of the MPCD.
- 4. The pedestrian circulation in the Common Area Access Drive shall be constructed of concrete, pavers, crushed aggregate, or a combination thereof.
- 5 The Common Area Ancest Drive may meander to protect trees and understory and other natural landscape 6. All loading cloors shall be screened from view of the
- Bulverde Road right of way and the Common Area 7. Outside storage and service areas, dumpsters,
- companiors, and air conditioning/heating equipment shall be streened from view of public rights of way and the Common Area Access Drive.
- 8 Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures.
- 9. Reof top mounted equipment shall be screened from view of abutting public rights of way and the Common Area Access Drive through the use of parapet walls mansard roof forms or other permanently affixed, solid opaque building materials.
- Exterior lighting fixtures for parking lots, walk-ays. and building entrances shall include a cutoff angle of

ninety (90) degrees or less and be positioned so as to not emit light above the horizontal plane.

11. On-site utilities shall be located underground unless required by the utility to be otherwise located.

Utility boxes utility pillars utility cabinels and other utility equipment shall be screened from view of public rights of way and the Common Area Access Drive with the exception of any such utility equipment within the CPS Energy overhead easements

K, Architectural Guideline's for Parcels B. C-1, C-2, C-3, D-1 and D-2

- 1. The following building materials are permitted for use 31 Primary Building Material
- a. Glass with a reflectance of twenty percent (20%) or less
- b. Natural Stone
- c. Brick d. Tile
- e Stucco
- 1 FIFS
- g. Adhered cultured stone or cast stone
- h Architecturally finished block (i.e. burnished block split-faced
- i. Architecturally finished pre-cast or poured in place concrete wall tile till-up wall or tilt wall) that is profiled sculptured or otherwise provides three dimensional interest
- 2. Materials not included in the building materials list may be used as Accent Materials for wall facades facing the public right of way or the Common Area Access Drive.
- a The total area of all Arcent Materials shall not exceed twenty five percent (25%) of any single elevation.
 - 3. The following Prohibited Building Materials are prohibited for use as the Primary Building Material or Accent Materials for street wall facades facing the public right of way or the Common Area Assess Drive.
- a Metal building panels (this prohibition does not include metal used for roofing systems, awnings, canopies, expesed trusses, or decorative fascia elements, and

b. Plastic siding

L. Prohibited Uses for Parcels A-I. B. C-1, C-2 C-3 D-1, D-2, D-3 and

1 No portion of the Property may be used for

- a. Business that specializes in bankrupton or liquidation sales or the selling of fire damaged items.
- h Auction house flea market, pain shop, thrift store or other store that sells used or "second-hand" merchandise (except this promitten shall not exclude a resale shop selling high-quality clothing or anliquest
- c. Discount some or "dollar" store
- d. Kennel or other business involving the boarding of animals (except that this prohibition shall not prohibit pet shops or pet supply supersiones and veterinary senices:
- e. Establishment for sale of mobile homes, or recreational motor
- f. Adult-oriente f businesses:
- g. Gambling establishment or belting parlor;
- h Mortuary mamalorium or funeral home:
- . Dry cleaning plant or central laundre i. Storage or mini warehouse facility:
- k Taltoo parlor
- I. Check cashing/pay-day loans
- n. Disco or night club; and

o. Any use which is flegal.



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